LOT 278
NORTH HAMPTON PHASE 1 PB 6/215

DENIGHT WILLIAM JEFFREY & ANDREA ANN
85055 WAINSCOTT COURT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0278-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

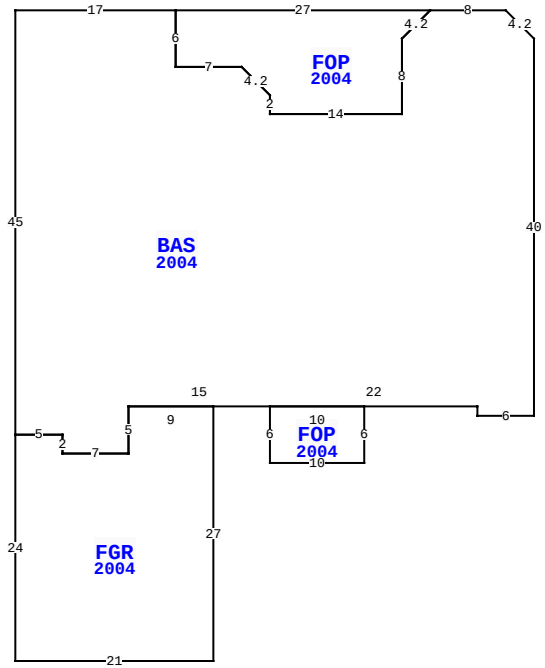
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2004	2,139	307,881
FGR	517	55	2004	284	40,878
FOP	60	30	2004	18	2,591
FOP	223	30	2004	67	9,644
TOTALS	2,939			2,508	360,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,508	121.1616	159.93	401,104	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 2024 Heated Area: 2139 HX Base Yr



85055 WAINSCOTT CT, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	360,994
TOTAL MARKET OB/XF VALUE	27,342
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	493,336
SOH/AGL Deduction	0
ASSESSED VALUE	493,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	493,336
TOTAL JUST VALUE	493,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14860	XFOB	0	03/28/2005
B14860	OTHER	0	03/01/2005
B14465	SWIM POOL	30,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1456	9/22/2023	SW	Q	I	02	585,000
GRANTOR: AMH ROMAN TWO FL LLC						
GRANTEE: DENIGHT WILLIAM JEF						
1994/0732	7/29/2015	CT	U	I	18	201,500
GRANTOR: CLERK OF COURT						
GRANTEE: AMH ROMAN TWO FL LL						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	0	0	0	1,136.00	SF	4.00	4.00	100	2004	2004	3	83	3,772	
3	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	36	11,995	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
5	0845	KOOL DECK	0	0	0	0	602.00	SF	7.25	7.25	100	2005	2005	3	84	3,666	
6	0911	SCRN RM A	0	0	42	26	1,092.00	SF	17.50	17.50	100	2005	2005	3	22	4,204	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U3 L3 W8 FOP=[YR=2004] W27 S6 E7 D3 R3 S2 E14 N8 R3 U3 $ D3 L3 S8 W14 N2 L3 U3 W7 N6 W17 S45
FGR=[YR=2004] S24 E21 N27 W9 S5 W7 N2 W5$ E5 S2 E7 N5 E15
FOP=[YR=2004] S6 E10 N6 W10 $ E22 S1 E6 N40 $.

LAND DESCRIPTION

TOTAL OB/XF 27,342

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 09/30/2019 BY KWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS